

and Eloise K. Groff, in the principal sum of \$2,443.82, with interest from February 16, 1949, costs of suit, etc., being No. 177 Trials, December Term, 1948, in the Circuit Court for Frederick County, Maryland, and in addition the State, County and City taxes assessed against said real estate for the year 1949 remain due and unpaid.

4. That your Petitioner has received an offer to purchase from W. Jerome Offutt and Laura V. Offutt, his wife, the whole unencumbered fee simple title to said real estate, at and for the sum of Seven Thousand, Five Hundred Dollars (\$7,500.00), as will more fully appear by reference to an original copy of the proposed Contract of Sale filed herewith as a part hereof, marked Exhibit "No. 2", which said offer has been accepted by the said Eloise K. Groff, one of the joint owners of said real estate, as per her execution of said Contract of Sale.

5. That at the request of your Petitioner, the said real estate has been inspected by Howard A. Gross and Calvin S. Lohr, Esqs., licensed and experienced realtors of Frederick County, Maryland, both of whom have certified that in their opinion the said offer of Seven Thousand, Five Hundred Dollars (\$7,500.00) for said real estate represents its current fair market value, all of which will more fully appear by reference to Certificates of Appraisal filed herewith as Exhibits "Nos. 3 and 4", respectively.

6. That the said offer to purchase was submitted through Ned S. Zeiler, Esq., a licensed realtor of Frederick, Maryland, and if said offer is accepted and the proposed sale consummated, the said realtor will be entitled to a commission of three per cent (3%) of the gross sales price.